



15 Aldeburgh Gardens, Highwoods, Colchester, Essex. CO4 9XR.

Nestled towards the Northern Outskirts of Colchester in a secluded and tucked away position lies this deceptively spacious two bedroom terraced house. On a modern and popular development in Highwoods, you are within close proximity to the North of Colchester providing excellent access to the nearby Gilbert School, the A12, a120, general hospital and North Station with its mainline links into London Liverpool Street. Internally the property boasts a wealth of space and light throughout, with features including a ground floor bedroom which is currently utilised as a study/office ideal for working professional alike, adjoining the study you are greeted by a generous living room/dining area with access into the conservatory. Completing the ground floor is a modern kitchen with further understairs storage. The first floor comprises of a large master bedroom with a built in wardrobe and a large storage cupboard, finishing the first floor is a bathroom suite with a Velux window.



- Popular Highwoods Area
- The Ideal First Time Purchase Or Investment Opportunity
- Conservatory
- Ground Floor Bedroom Currently Utilised As A Study
- Large Reception Room
- Recently Decorated Throughout
- Providing Straight Forward Access To The A12 And Mainline Station
- Located Towards The North Of Colchester
- Large Master Bedroom With Built In Wardrobes And Storage
- Large Rear Garden & Off Road Parking For Two Cars

Property Details.

Ground Floor

Living Room/Dining Area



14' 6" x 13' 3" (4.42m x 4.04m) Wood effect flooring, understairs storage space, radiator, stairs rising to first floor, door to study and kitchen:

Kitchen



7' 0" x 6' 6" (2.13m x 1.98m) Range of eye level units, cupboards and work surfaces, electric oven with inset induction hob and extractor hood above, UPVC window to side and rear aspect, space for appliances, sink/drain, tiled effect flooring.

Conservatory

10' 9" x 8' 3" (3.28m x 2.51m) Double glazed windows and UPVC door to garden, laminate wood effect flooring.

Bedroom Two/Study



8' 5" x 7' 0" (2.57m x 2.13m) UPVC window to rear aspect, radiator.

First Floor Landing

Master Bedroom



11' 7" x 9' 2" (3.53m x 2.79m) UPVC window to rear aspect, radiator, inset wardrobe and large storage cupboard.

Property Details.

Bathroom



7' 0" x 6' 1" (2.13m x 1.85m) Panelled bath with shower attached, low level W.C, vanity unity, tiled walls, Velux window.

Outside

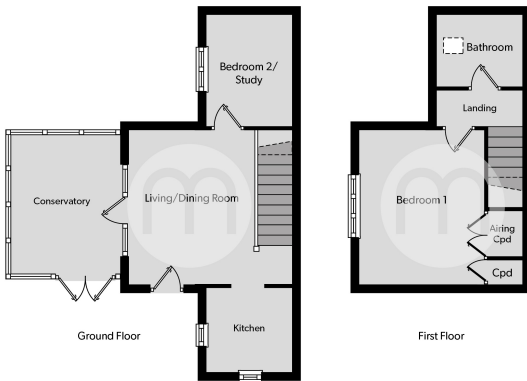


To the front of the property there is a driveway providing off road parking for the property with a shared pedestrian walkway leading down the side of number 14 where the entrance door to number 15 will be found.

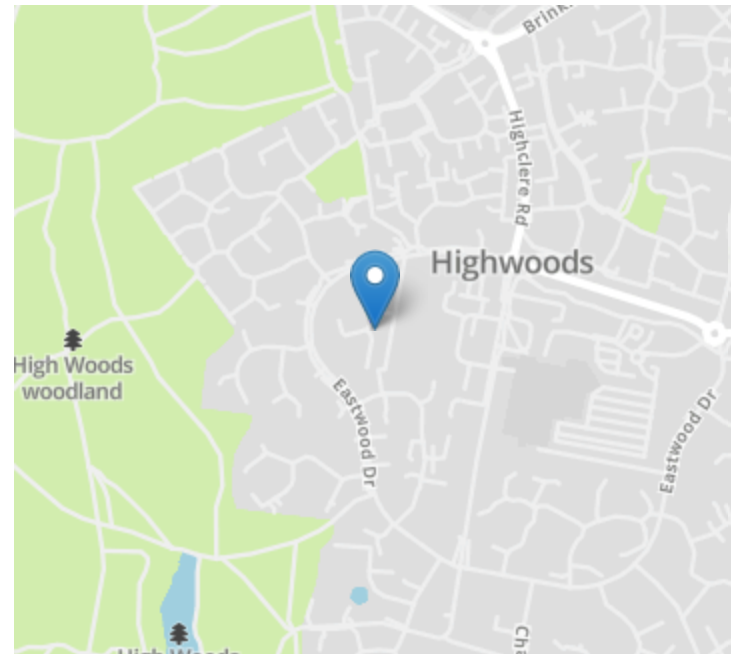
To the rear of the property there is a paved patio area with a formal lawned garden beyond, there is a further patio area to the rear of the garden and a shed base in the other corner of the garden which is predominately enclosed by wooden panel fencing.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.